

Section A-A

Side Elevation

Front Elevation

Be room Roof: (0.15 minimum U value) Plain tiles to match existing, pitch as existing roof, all fixed in accordance with manufacturer's instructions and to BS5534. All tiles to be mechanically fixed. 2. Fixings to perimeter battens. 50 x 25 sw treated battens on Kingspan Nilvent felt. Roof trusses maximum 600c/c, 100 x 25 sw runners and diagonal bracing to BS5526B Pt 3. 1 layers 175mm mineral wool insulation between ceiling joists and 1 layers 175mm mineral wool insulation across ceiling joists. 1000 gauge visqueen vapour barrier, 12.5mm plasterboard and skim ceiling, 50 x 50 timber noggins to board edges. Roof truss calls to be obtained from manufacturer by builder for Building Control approval.

Porch and Kitchen roofs: As above except Sandtoft interlocking low pitch plain tiles at minimum 22.5 degree pitch, 75mm headlap, 50 x 25 sw treated battens on Kingspan Nilvent felt, 100 x 50 sw rafters and ceiling joists 400c/c.

Felt carrier tray to eaves. Insulation line to be continuous between eaves and wall.

Straps: 300c galvanised steel straps 1200 long at 1200c/c to tie rafters, and ceiling joists and floor joists to supporting walls and barrell walls. Solid strutting below horizontal straps.

Eaves: PVC gutter on PVC fascia and soffit system. 63mm diameter PVC rmp's.

First Floor: 22mm T&G wire on 170 x 47 sw joists 400c/c, 100 acoustic insulation between joists, 12.5mm plasterboard and skim ceiling.

Ground Floor: (0.18 minimum U value) Levelling screed on 100mm Kingspan flooring grade insulation with foil trapped joints, 1200 gauge visqueen down lapped 150mm with dpc, 25mm sand blinding on minimum 150mm consolidated hardcore base. 25mm perimeter insulation.

walls: (0.18 minimum U value) Facing brick external leaf to match existing, 100mm Pythorn 32 full fill insulation, 100mm Thermalite Shield block internal leaf. 63mm Kingspan insulated plasterboard and skim lining. Stainless steel Ancon RT2 wall ties, 22.5mm long, 60Dc/c horizontally and 450c/c vertically. Class B Engineering brickwork, below dpc level. Cavity fill to 75mm below ground level. 60Dmm x 2.25mm reinforced concrete foundations, B503 mesh reinforcement 50mm above base of foundation. Foundation soffit minimum 900mm below ground level and minimum to existing foundation depth.

Foundation description is typical and subject to actual site conditions to satisfaction of building inspector on site. Insulated cavity closers to jamps and dills. Wall ties 225c/c to perimeter of openings.

Drains below extension to be bedded and surrounded in 10mm single size gravel in accordance with manufacturer's instructions. Concrete lintels over drains where passing through walls and surround the drain in flexible material. 110mm PVC drains minimum 1 in 60 falls. Drainage runs to be agreed with building inspector prior to installation and following location of all drainage.

Windows and doors: UPVC, double glazed, low E glass, 1.4 'U' value. 1000mm2 trickle vents. Toughened glass to doors, windows adjacent doors, and windows within 800mm of floor level. Escape window to new Bedroom minimum 0.33m2 in area with minimum 450mm height and width. Maximum 1100mm from floor level to escape opening.

New partitions 75 x 50 sw studs 400c/c, noggins 1200c/c, 50 acoustic insulation between studs, 12.5mm plasterboard and skim.

All electrical work to be installed and tested by a qualified and competent electrician to Approved Doc P. BS7571:2018 certificate to be issued upon completion. Low energy light fittings throughout.

X SD represents smoke alarms to Hall and Landing, interlinked and wired direct to DP c/w battery backup.

Heating: Extend existing heating system to provide new thermostatic radiators indicated, sized to cater for room heat loss.

Hot water taps on left hand side of fittings.

Light switches and sockets to be sited between 450mm and 1200mm height above floor level.

Mechanical extract ventilation to Utility 30l/sec and Kitchen 60l/sec.

40mm PVC waste to sinks and washers, 75mm traps.

Beams A: 2 no. 178 x 102 x 19 U/Bs bearing onto 600 x 100 x 160 deep concrete padstones. Beams to be bolted together at 1200c/c with 25 dia bolts c/w steel CHS tube spacers.

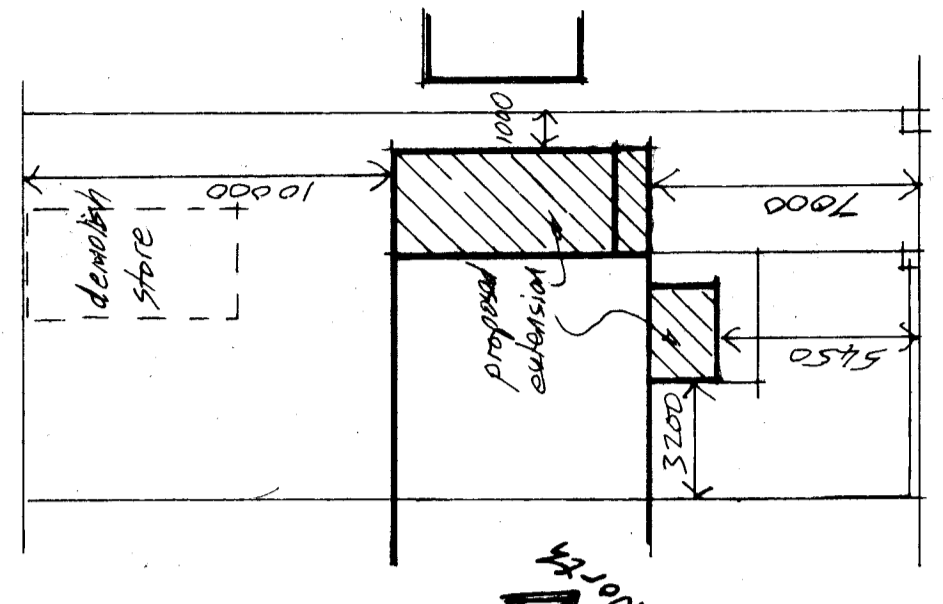
All dimensions to be checked on site

Proposed extension
 5 Wearable Street
 Mousley DH5 0DZ
 Mr P. Anderson
 07557 954316

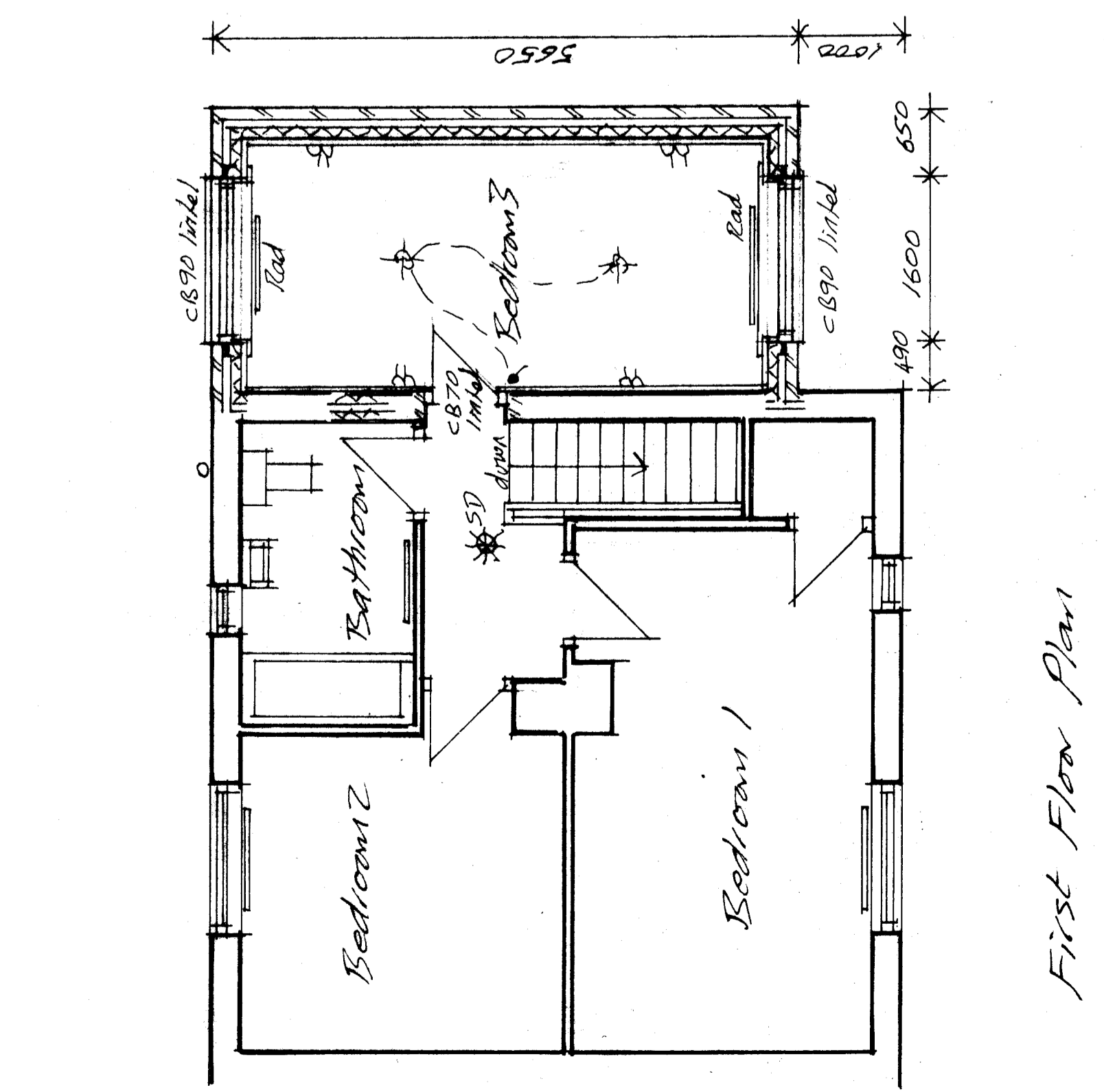
Proposed Layout

Scale 1:50 @ A1 MW/2
 Date March 24

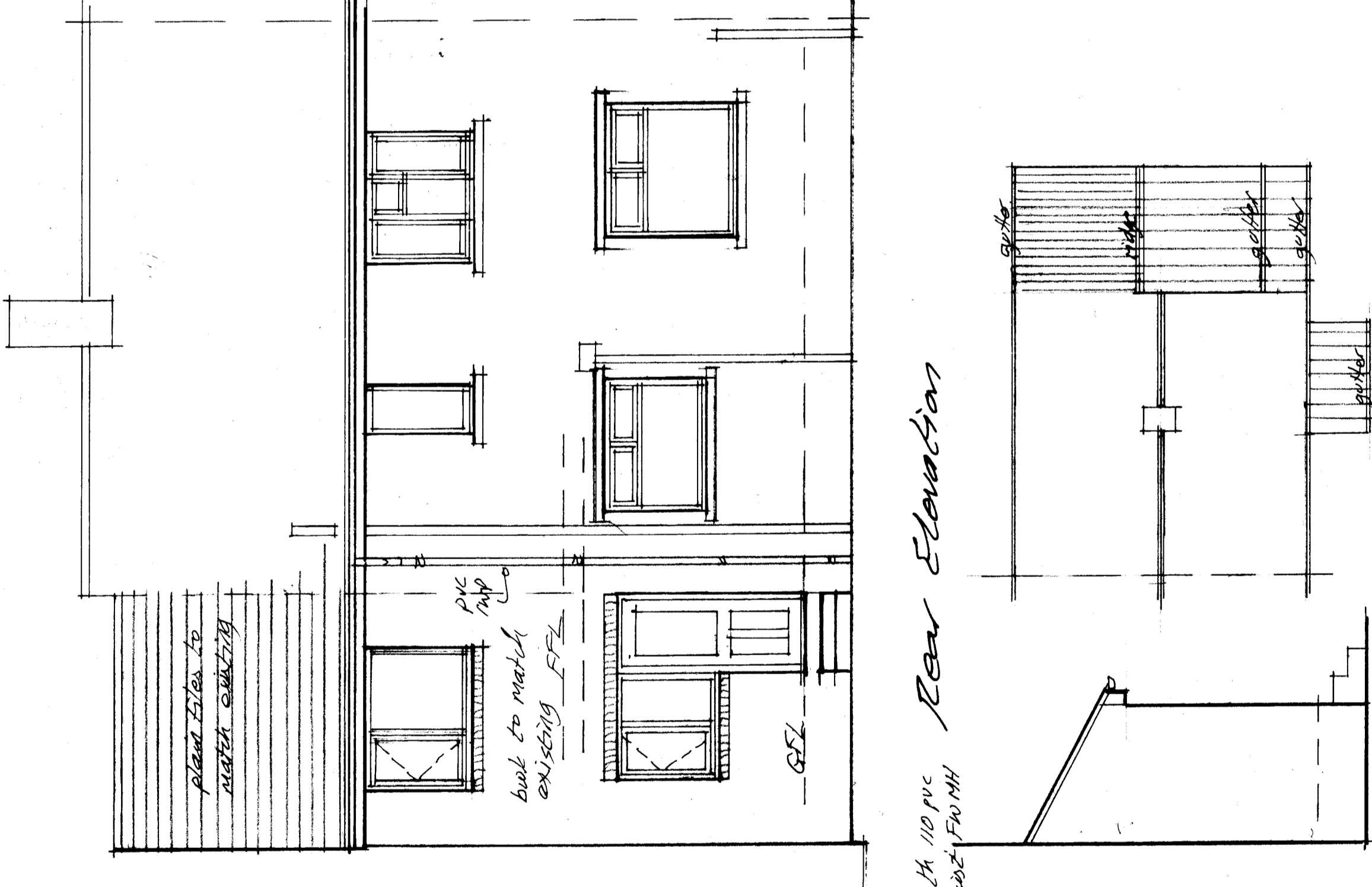
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Site Plan 1:200



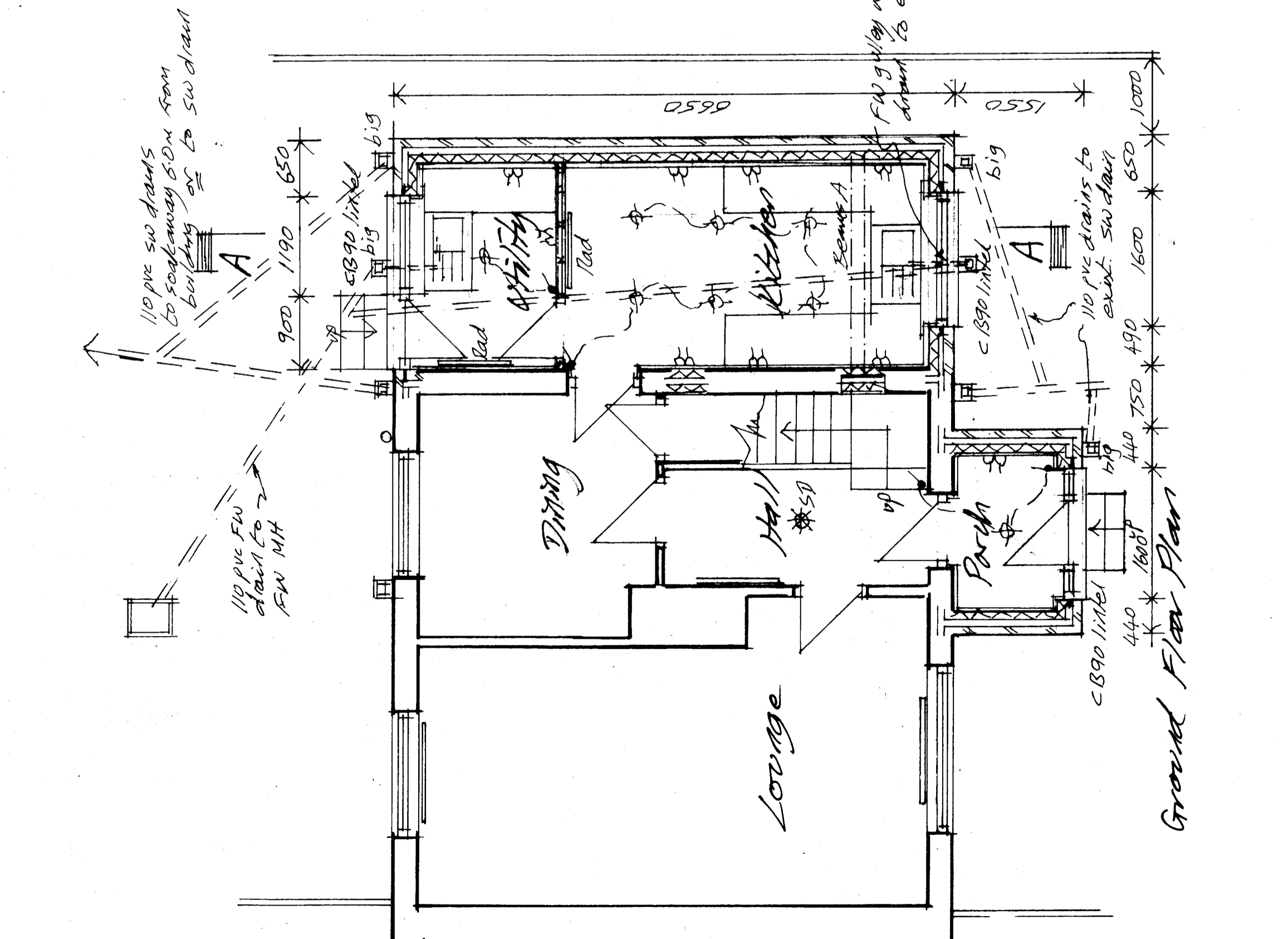
First Floor Plan



Rear Elevation

Side Elevation

Roof Plan 1:100



Ground Floor Plan